This instrument was prepared by 712

This instrument was prepared by J. W. Patton, Jr., Stone, Patton & Kierce, Bessemer, Alabama

(Name)

(Address)

Form 1-1-7 Rev. 8-70 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of SEVENTY NINE THOUSAND NINE HUNDRED AND NO/100-($79,900.00)-DOLLARS,

to the undersigned grantor, SCOTT AND CAFFEE CO., INC. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

TOCSEL JOLICOEUR AND CLAIRELLE B. JOLICOEUR

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY COUNTY, ALABAMA:

Lot 42, according to the survey of Riverchase West Dividing Ridge First Addition, as recorded in Map Book 7, Page 3, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad Valorem Taxes due in the year 1979
2. 10' easement East as shown by recorded map
3. Sewer agreement recorded in Misc. Vol. 16, page 989, in the Probate Office of Shelby County, Alabama.
4. Restrictions recorded in Misc. Vol. 21, page 392, Vol. 14, page 536, and Vol. 17, page 550, in said Probate Office.
5. Mineral and mining rights and rights incident thereto recorded in Vol. 127, page 140, in said Probate Office.
6. Agreement to Alabama Power Company recorded in Misc. Vol. 21, page 393, in said Probate Office.

BOOK 319 PAGE 610

$71,900.00 of the above recited consideration was furnished to Grantees through a loan from Engel Mortgage Company, Inc. secured by mortgage of said real estate executed simultaneously with the delivery of this deed.

19790518000060890 1/1 $.00
Shelby Cnty Judge of Probate,AL
05/18/1979 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, Jerry M. Caffee who is authorized to execute this conveyance, has hereto set its signature and seal, this the 2nd day of May 1979

ATTEST: SCOTT AND CAFFEE CO., INC.

Secretary

By Jerry M. Caffee
Vice President

MAY 18 AM 8:31

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, B. L. Chenault a Notary Public in and for said County in said State, hereby certify that Jerry M. Caffee whose name as Vice President of Scott and Caffee Co., Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, ackuowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 2 day of MAY 1979

B. L. Chenault
Notary Public

RETURN TO: STONE, PATTON & KIERCE
P. O. Box 237
Bessemer, Alabama 35020